

Amendment C223 – Response to Direction 3(b)

In response to the Panel’s direction 3(b):

Confirmation by Council of the accuracy of shadow drawings and inputs to the extent possible (referencing concerns raised in some submissions).

Council provides the following response:

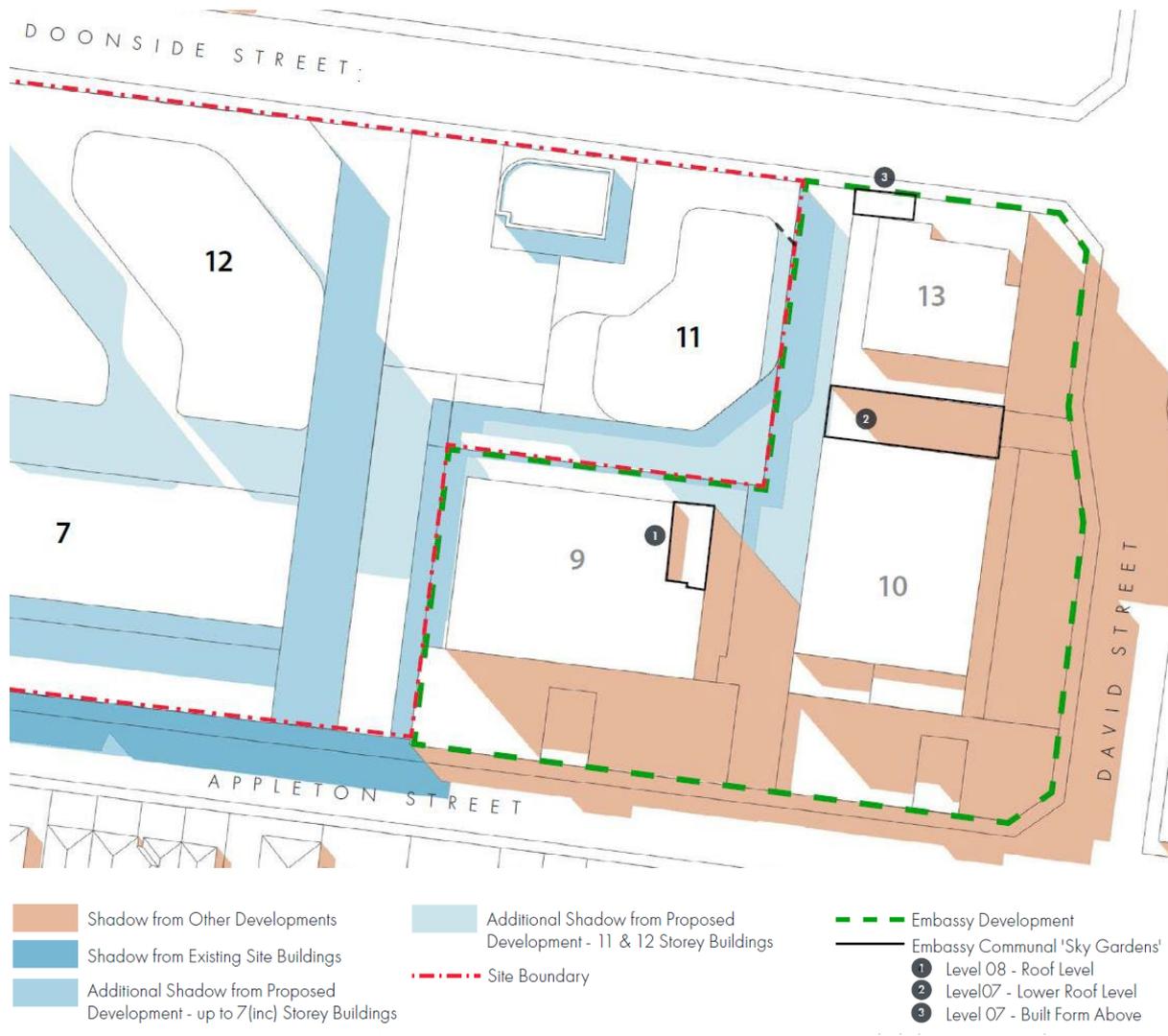
Submissions

Several submissions (particularly submissions 21 and 36) raised concern regarding the accuracy of these diagrams, stating they misrepresented the outcome of a future development. An extract from submission 21A and 36A is provided below:

- The 3D image of the Shadow Studies provided are a misrepresentation of the proposed development for the following reasons:
- The Embassy development is NOT higher than the proposed 11-12 storey buildings.
- There are no overshadowing images for the ‘wall’ of 11-12 storey buildings, or how the height of these buildings might impact the completed Embassy development.
- This study has focused on Appleton Street and shadow studies for pedestrian laneways.
- The artist impression is irrelevant.
- The shadow study is created by an algorithm, not reality.
- Refer to photos we have provided with this objection that show ‘real’ buildings in the area.

Figure 1 Extract from Submissions 21A and 36A - Shadow Diagram

In response to submissions Council officers sought additional shadow analysis from the proponent. The shadow analysis included a shadow study on the Embassy Building at the September equinox. The following shadow plan provided by TRACT Consulting, on behalf of the proponent, was included a plan in Council’s report dated 3 March 2020.



Shadow Modelling Assumptions

TRACT shadow plans included a note that:

Building footprint generally in accordance with Indicative Framework Plan.

September Equinox has been used, which is a recognised planning scheme test.

All building footprints indicative only.

Embassy building model reflects heights shown in endorsed plans (24/05/19).

Tract Consulting subsequently advised that the indicative podium levels modelled for the purpose of the shadow diagrams have utilised the following dimensions:

- 'Lot 1' (see Figure 2): ground floor 5m, and first floor 4 m (total 9m);
- 'Lot 2' and 'Lot 3' (see Figure 2): ground floor 4m, first and second floors respectively 3m (total 10m).

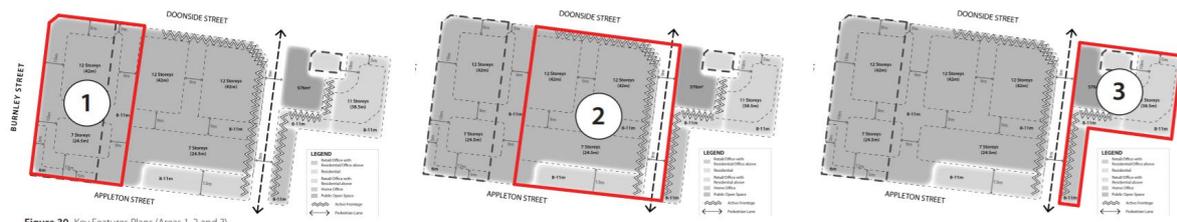


Figure 30 Key Features Plans (Areas 1, 2 and 3)

Figure 2 Lots 1, 2 and 3 Indicative Framework Plan

All podium heights are within the 8m-11m range as shown within the DPO15.

The difference between likely podium development outcomes on ‘Lot 1’ and ‘Lots 2 and 3’ relate to the existing heritage building facades and floor level lines.

The height in metres for all built form above podiums range between:

- 24m and 22m for the two 7 storey forms;
- 39m, 37m and 37m for the three 12 storey forms; and
- 34m for the 11 storey form.

Attachment 2 to the 3 March Council report states (at page 25):

The images shown in the planning report reflect a potential development rather than an actual application for the site. The applicant will need to prepare a development plan prior to any permit being issued. Further details on overshadowing will be provided at the development plan and planning permit stage.

Independent Expert Review

Council engaged MGS Architect to prepare shadow diagrams of the proposed Amendment. These are attached for the Panel’s reference.

MGS Architects prepared its shadow diagrams based on the maximum heights and building envelope stated in the *Indicative Framework Plan*.